

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0305000926
Comm # (no dashes):	54303385224
County:	Brown
Region:	Commerce
Site name:	Gerczaks Liquor
Street Address:	924 Velp Ave
City:	Green Bay
Closure Date	2000-08-02
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	676914.399921839
Northing (Y):	452527.162676203
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



ENVIRONMENTAL & REGULATORY SERVICES
2129 Jackson Street
Oshkosh, Wisconsin 54901
Fax: (920) 424-0217
TDD #: (608) 264-8777
www.commerce.state.wi.us
Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

July 11, 2000

Mr. Mike Farrell
639 Dauphin Street
Green Bay WI 54301

August 2, 2000

*See text box on page 2 for
updated status based on
receipt of requested
information.*

RE: **Commerce # 54303-3852-24**
Gerczak's Liquor, 924 Velp Avenue, Green Bay, WI

Case Closure (conditional upon receipt of documentation)

Dear Mr. Farrell:

On March 8, 2000 the Wisconsin Department of Natural Resources transferred this site to the Wisconsin Department of Commerce for regulatory oversight. On behalf of the Wisconsin Department of Commerce, I am reviewing this case for closure.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health, and no further investigation or remedial action is necessary. In making this determination, I reviewed the following documents prepared by Robert E. Lee & Associates, as well as other correspondence in the case file:

- *Tank Removal Certification*, July 29, 1991
- *Site Investigation Work Plan*, October 1, 1991
- *Site Investigation Report*, February 24, 1993
- *Site Investigation Report - Addendum #1*, June 23, 1995
- *Construction Documentation Report*, January 27, 1997
- *Groundwater Monitoring Reports* dated September 30, 1993, December 2, 1993, June 2, 1994, January 21, 1997, August 5, 1997, October 28, 1997, February 23, 1998, March 19, 1998, May 14, 1998, July 30, 1998, January 7, 1999, April 9, 1999
- *Case Summary and Closure Request*, September 14, 1999 and February 18, 2000

If, in the future, site conditions indicate that any contamination that might remain poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

RE: **Commerce # 54303-3852-24**

Gerczak's Liquor
924 Velp Ave., Green Bay, WI

July 11, 2000

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IMPORTANT: we cannot list this case as "closed" on our computer database until we receive the following items.

- A notification must be placed on the property deed addressing residual soil and groundwater impacts. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for review prior to filing.
- Notification needs to be given to any agency that may encounter any work within the Right of Way of this property.
- Groundwater laboratory data sheets for the sampling events starting with 9/96 through 10/98.
- Table showing the dates and amount of water removed during the sump pumping events.
- Documentation of the abandonment of monitoring wells MW-1, 2R, 3, 4, 5, 10 and the extraction system sump. Please submit abandonment documentation to the Department at the letterhead address.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (920) 424-0046.

Sincerely,

Dee Zoellner
Hydrogeologist
PECFA Site Review Section

enclosure

cc: Karl Schuldes - REL (with enclosure)
electronic case file

After review of the requested information submitted on August 2, 2000 by Robert E. Lee, the Department concludes that no further action is required at the above referenced site and is listed as closed on the Department of Commerce computer tracking system.

*Dee Zoellner
Hydrogeologist*

August 2, 2000

1762920

Document Number

**NOTICE OF CONTAMINATION
TO PROPERTY**

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 JUL 17 A 10:58

Legal Description of the Property: In re:

Shea and Gallagher's Addition Lot 1, Block 1, in the City of Green Bay,
Brown County, Wisconsin.

Recording Area

Name and Return Address

122
Michael Farrell
639 Dauphin St
Green Bay, WI 54301

STATE OF WISCONSIN)

) ss

COUNTY OF BROWN)

Parcel Identification Number (PIN)

Section 1. Michael W. Farrell, Patrick J. Farrell, Jeremiah L. Farrell, Thomas R. Farrell, John R. Farrell, Gary L. Farrell, and Dorothy L. Obecunas are the owners of the above-described property.

Section 2. One or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Codes exist on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil remains on this site. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed of in accordance with applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon the receipt of such a request, The Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 13th day of July, 2000.

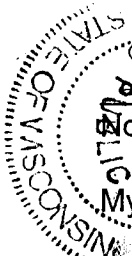
By signing this document he acknowledges that he is duly authorized to sign this document on behalf of Patrick J. Farrell, Jeremiah L. Farrell, Thomas R. Farrell, John R. Farrell, Gary L. Farrell, and Dorothy L. Obecunas

Signature: Michael W. Farrell

Printed Name: Michael W. Farrell

Title: _____

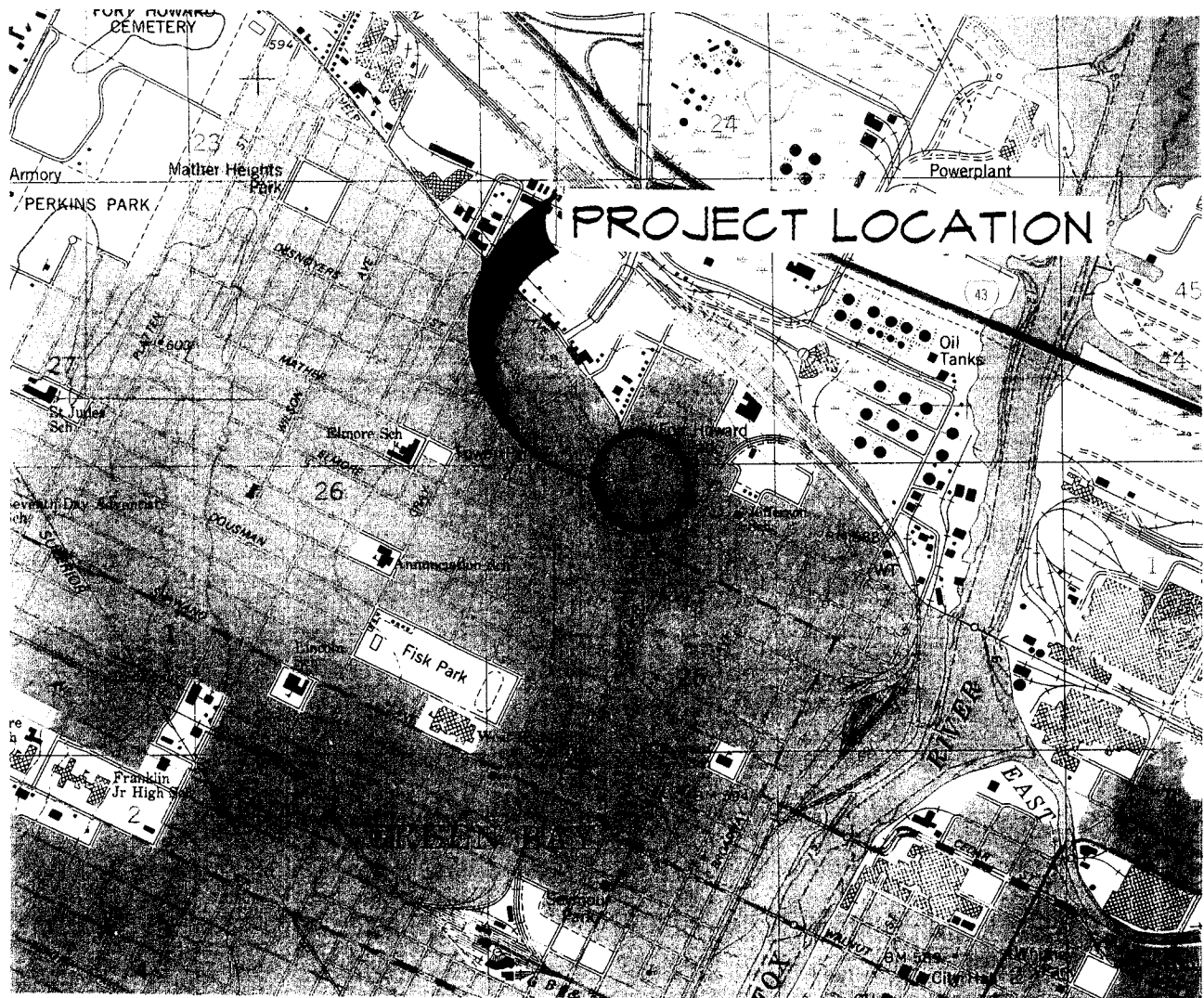
Subscribed and sworn to before me this 17 day
of July, 2000



Sheri T. Mancini
Notary Public, State of Wisconsin. Sheri T. Mancini

My commission expires 10-28-02

This document was drafted by the Wisconsin Department of Commerce.

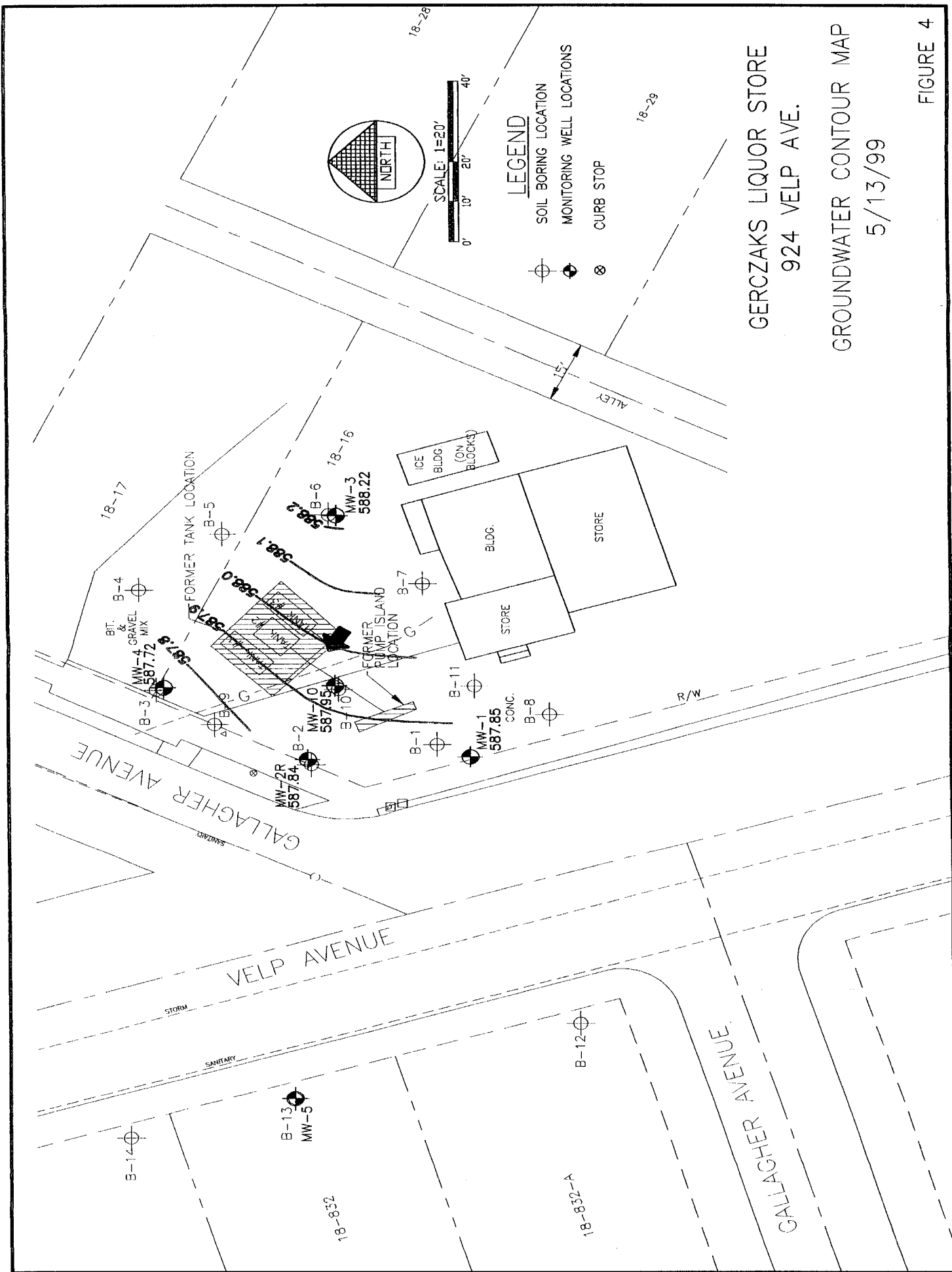


LOCATION MAP
 GERCAK'S LIQUOR
 924 VELD AVENUE
 GREEN BAY, WISCONSIN



1" = 2000'

FIGURE 1



GERCZAK'S LIQUOR Groundwater Results

Parameter	ES	PAL	MW-1										
			9/25/96	1/7/97	4/29/97	7/8/97	10/10/97	1/22/98	4/20/98	7/1/98	10/9/98	1/21/99	10/18/99
Benzene	5	0.5	<0.2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.26	<0.26
Ethylbenzene	700	140	0.9	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.24	<0.24
Naphthalene	40	8	4.9	<1.0	<1.0	2.29	NA	<1.0	3.32	1.89	<1.0	NA	<0.89
Toluene	343	68.6	0.8	<1.0	<1.0	<1.0	1.68	<1.0	<1.0	<1.0	<1.0	<0.21	0.21
Total Trimethylbenzene	480	96	39	<2.0	3.3	2.38	8.13	<2.0	<2.0	<2.0	<2.0	<0.86	<0.86
Total Xylenes	620	124	16.3	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.97	<0.97

Parameter	ES	PAL	MW-2R										
			9/25/96	1/7/97	4/29/97	7/8/97	10/10/97	1/22/98	4/20/98	7/1/98	10/9/98	1/21/99	10/18/99
Benzene	5	0.5	<4.0	<50.0	<25.0	35.2	<25.0	66.2	<25.0	<25.0	27.5	5.5	7.5
Ethylbenzene	700	140	437	256	265	251	210	155	212	350	744	410	560
Methyl-ter-butyl-ether	60	12	ND	ND	ND	ND	ND	ND	ND	ND	ND	13	<2.2
Naphthalene	40	8	277	344	309	336	NA	437	280	314	452	NA	360
Toluene	343	68.6	8.3	<100.0	61.2	65.3	<50.0	92.8	227	399	860	550	350
Total Trimethylbenzene	480	96	1,576	3,565	3,356	2,557	2,764	3,518	3,187	2,960	3,008	2,470	2,410
Total Xylenes	620	124	976	2,185	1,850.6	1,051.7	1,298.2	2,057	2,885	2,731	2,696	2,300	1,600

Parameter	ES	PAL	Sump										
			9/25/96	1/7/97	4/29/97	7/8/97	10/10/97	1/22/98	4/20/98	7/1/98	10/9/98	1/21/99	10/18/99
Benzene	5	0.5	<0.2	<0.5	<0.5	<0.5	<0.5	0.892	<0.5	<0.5	<0.5	3.6	2.1
Ethylbenzene	700	140	1.6	5.1	<1.0	<1.0	2.91	11.0	15.6	<1.0	<1.0	32	21
Naphthalene	40	8	3.7	4.9	3.2	1.03	NA	4.32	2.42	4.88	<1.0	NA	<0.89
Toluene	343	68.6	<0.2	2.1	<1.0	<1.0	1.65	<1.0	2.98	<1.0	<1.0	8.8	1.1
Total Trimethylbenzene	480	96	2.7	26.2	3.9	3.3	8.06	15.27	40.43	<2.0	<2.0	9.1	6.2
Total Xylenes	620	124	1.8	23.0	3.2	<1.0	13.52	9.91	81.9	<1.0	<1.0	14.5	3.6

= NR 140 ES exceedance

= NR 140 PAL exceedance


NA = Not Analyzed


ND= Not Detected

GERCZAK'S LIQUOR **Groundwater Results**

Parameter	ES	PAL	MW-3	MW4	MW-5
			10/18/99	10/18/99	10/18/99
Naphthalene	40	8	<0.89	<0.89	0.98
Toluene	343	68.6	0.29*	0.28*	2.0
Total Xylenes	620	124	<0.97	<0.97	2.49

* The laboratory has acknowledged that these detections are caused by laboratory error.

 = NR 140 ES exceedance


 = NR 140 PAL exceedance

NA = Not Analyzed

ND= Not Detected

GERCZAK LIQUOR
Groundwater Results

Parameter (ug/l)	ES	PAL	MW-10			
			1-7-97	4-29-97	7-8-97	10/18/99
Benzene	5	0.5	<0.5	<0.5	<0.5	<0.26
Ethylbenzene	700	140	<1.0	<1.0	<1.0	<0.24
Naphthalene	40	8	<1.0	<1.0	<1.0	<0.89
Toluene	343	68.6	2.0	<1.0	<1.0	<0.21
Total Trimethylbenzene	480	96	<1.0	<1.0	<1.0	<0.86
Total Xylenes	620	124	<1.0	<1.0	<1.0	<0.97

 = NR 140 ES exceedance

 = NR 140 PAL exceedance